

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JANUARY 12, 2006**

UNAPPROVED
FEBRUARY 3, 2006

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Lawrence announced his intent to defer the public hearing on PCA/FDPA 1998-PR-027, FAIRFAX COUNTY BOARD OF SUPERVISORS, from February 1, 2006 to February 22, 2006.

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Chairman Murphy reminded the Commission that in conformance with the Bylaws, the election of officers for the 2006 session of the Planning Commission would take place at the next scheduled meeting on Wednesday, January 18, 2006.

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Commissioner Harsel announced that the joint Planning Commission/School Facilities Committee would meet on Wednesday, January 18, 2006, at 7:30 p.m. to discuss the Schools upcoming Capital Improvement Program for FY 2007.

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PUBLIC FACILITIES MANUAL & ZONING ORDINANCE AMENDMENTS (NATURAL DRAINAGE DIVIDES, ADEQUATE OUTFALL, AND NOTIFICATION REQUIREMENTS)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION DEFER THE CONTINUED PUBLIC HEARING ON THE PFM AMENDMENTS ON DRAINAGE DIVIDES AND ADEQUATE OUTFALL, AND THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE AMENDMENTS ON PUBLIC NOTIFICATION TO A DATE CERTAIN OF JANUARY 19, 2006.

Commissioner Byers seconded the motion which carried unanimously.

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APR 05-I-16A (Braddock District)

At the request of the nominator, Commissioner Harsel MOVED TO ACCEPT WITHDRAWAL OF APR 05-I-16A.

Commissioner Byers seconded the motion which carried unanimously.

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ORDER OF THE AGENDA

Chairman Murphy noted that there was only one item on the agenda:

1. SE 2005-SU-007 - KOREAN CENTRAL PRESBYTERIAN CHURCH TRUSTEES

This agenda was accepted without objection.

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SE 2005-SU-007 - KOREAN CENTRAL PRESBYTERIAN CHURCH TRUSTEES - Appl. under Sect. 3-C04 of the Zoning Ordinance to permit a place of worship with a nursery school and private school of general education. Located at 15308 Compton Rd., 15315, 15403, and 15451 Lee Hwy. on approx. 80.22 ac. of land zoned R-C and WS. Tax Map 64-1 ((1)) 8, 9, 25, 26, and 27; 64-1 ((3)) 16; 64-2 ((3)) 18; 64-2 ((5)) 1, 2, and 3. SULLY DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich & Terpak, PC, reaffirmed the affidavit dated December 6, 2005. Commissioner Hart disclosed that his law firm had a pending case with Ms. Strobel's law firm but there was no financial

relationship and it would not affect his ability to participate in this case. He also said that he lived in a community opposite the application site but felt it would not affect his ability to participate in this case.

Tracy Strunk, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the application because the proposed use was too intense and would have unacceptable impacts on the surrounding property and Parcel 17, which had not been included in the consolidation.

Ms. Strobel explained that the current proposal was for a place of worship, a private school and a nursery, with the possible addition of a child care center in the future. She stated that the applicant had diligently worked with the community to address all land use issues although there was a difference of opinion with staff regarding the appropriate size since the property was zoned R-C. Ms. Strobel said that the 205,000 total square footage was a compromise by the applicant and below the FAR permitted for a nonresidential use in an R-C District and the total building height of 42 feet was below that permitted by the Zoning Ordinance. Ms. Strobel also noted that although the applicant was in agreement with most of staff's proposed development conditions, a few changes had been requested and she submitted a copy of the revised development conditions for the record. She requested that Development Condition Number 4, eliminating phase 2 of construction, be deleted because the proposed building would be unobtrusive in size and location and would add no additional traffic impact. She said that 57 percent of the site would remain in undisturbed open space and within a conservation easement. Ms. Strobel stated that in response to community and staff concerns, visual impacts of the development on adjacent residential properties would be minimized through a lower profile, additional plantings, and a large buffer. She stated that the applicant had tried to acquire parcel 17 but the owner was not interested in selling. Ms. Strobel said that in addition to providing appropriate buffering around the parcel, the applicant would construct a small retaining wall by the loading area of the proposed building. She indicated that in response to concerns regarding traffic, the applicant had retained a traffic consultant and would include offsite improvements such as road improvements to Lee Highway, adding a traffic signal at the main entrance, aligning the entrance with a church across the highway, and coordinating the proposed services with other churches along Lee Highway to optimize traffic flow. Ms. Strobel said that the applicant had agreed to a new condition whereby a police officer would be provided, if necessary, to assist with directing traffic during peak hours of use, as suggested by Commissioner Koch. Ms. Strobel described the traffic circulation pattern and said that some parking surfaces would be paved and grass pavers used on others, consistent with the environmental sensitivity of the R-C District. She said that although the applicant did not object to staff's proposal for a park and ride facility, an adjacent property owner was opposed. Therefore, she said the applicant desired to modify Development Condition Number 37 to indicate that the facility not be provided with the initial phase of construction but be considered if the adjacent property was rezoned. To address the issue raised by staff concerning the preservation of Naylor Road, she said the applicant had

been working with the attorney representing Cub Run Memorial Gardens, and that the proposed building had been moved away from Naylor Road and that adequate and perpetual access would be provided to the cemetery. Ms. Strobel said the applicant requested a further definition of Development Condition Number 26 concerning reforestation of approximately 10 acres near Compton Road to define their obligation and suggested that the expenditure on seedlings not exceed \$2000. She added that the application would be presented to the Western Fairfax County Citizens Association during the deferral period. Ms. Strobel then requested those in the audience in favor of the application to stand and be recognized by the Commission.

Kristen Abrahamson, ZED, DPZ, and Ms. Strunk responded to questions from Commissioner Hart about the use of pervious materials to pave the parking lot, stormwater management, interparcel access, and the future use of parcel 17. Ms. Strunk said staff would consider revising Development Condition Number 34 to allow funds escrowed for a service drive to be used for other purposes in the event the drive was not constructed.

Charles Almquist, Fairfax County Department of Transportation, and Ms. Abrahamson responded to further questions from Commissioner Hart about the use of the church's parking lot as a park and ride facility during the day when it would not be used for church parking. Mr. Almquist said although he knew of no requirement in the Comprehensive Plan for such a facility, it would supplement the park and ride facility at Stone Road and Lee Highway. He acknowledged that the facility would be used by commuters who were not Fairfax County residents, but pointed out that it would take commuters off County roadways.

In response to questions from Commissioner Hart, Ms. Strobel said that the number of parking spaces was based on the Ordinance requirement of one parking space per four seats. She said that grass pavers would be used for the overflow parking area to mitigate stormwater runoff.

Responding to a question from Commissioner Hart, Jeff Lohr with Bury + Partners – VA, Inc., said the soil was not conducive to allowing infiltration trenches. He explained that an enhanced and extended stormwater detention pond BMP facility would accommodate the runoff from the parking lot and meet all County requirements.

Mr. Almquist, Ms. Strobel, and Chad Baird, Grove/Slade Associates, responded to questions from Commissioner Hart about the impact and mitigation of Sunday morning traffic on Lee Highway. Ms. Strobel said the applicant would review this issue further.

In response to a question from Commissioner Wilson, Ms. Strobel said the application had been reviewed by the Department of Public Works and Environmental Services (DPWES) to ensure that it complied with the new adequate outfall and drainage divide requirements. Mr. Lohr and Ms. Abrahamson responded to questions from Commissioner Wilson about stormwater management techniques and the possibility of adding a child care center in the future and its impact on traffic.

Commissioner de la Fe said that he had concerns about Development Condition Number 17, requiring the use of church facilities by community groups; and Development Condition Number 37, requiring the church to provide a park and ride facility.

Commissioner Wilson added her concern about the development condition requiring the applicant to dedicate land for the future alignment of the Tri-County Parkway since it would not solely benefit the applicant. Ms. Strunk replied that when a road was designated on the Comprehensive Plan, it was standard practice to request a right-of-way dedication.

Chairman Murphy called the first listed speaker and recited rules for testimony before the Commission.

Donna Bradford, 15509 Lee Highway, Centreville, said her property was adjacent to the application property and although she would prefer the land not be developed, she appreciated the church's effort to address her concerns. Ms. Bradford said that water and sewer lines would be connected to her property without charge, as stated by the applicant, and requested that this be incorporated into the conditions. She said she was not in favor of a park and ride facility citing concerns about safety and increased traffic.

Commissioner Koch said that he agreed with Ms. Bradford's concern about the park and ride facility.

Danny C. Ro, 3189 Lindenwood Lane, Fairfax, pastor of the Korean Central Presbyterian Church (KCPC), said the large community church, located in Vienna, had recently celebrated its 32 year anniversary. He reviewed its many accomplishments and said the congregation desired to remain in Fairfax County. He said due to financial constraints, however, it was not possible to maintain the church in Vienna and build another smaller church in Centreville, as some had suggested.

Hyung Sohn, 312 Owaissa Road, Vienna, spoke in favor of the application and said that the church had worked diligently to comply with Fairfax County regulations and to address concerns raised by staff and the surrounding communities. He said since the majority of the congregation resided in Fairfax County, it was necessary to find a location within the County with direct access to arterial roads.

Bruce Oliver, 5421 Point Longstreet Way, Burke, speaking on behalf of the applicant, said as a former principal of a middle school adjacent to the current location of the church, he had experienced an extremely positive and beneficial relationship with the members of the church. Mr. Oliver said as the church outgrew its facility, it had used classrooms and parking facilities of the school and had shown great respect for the property.

Jane Luba, 14213 Rock Canyon Drive, Centreville, said development in Centreville in recent years had caused a negative impact on the infrastructure in the area. She spoke in support of the

application because a church would not increase school enrollment or traffic congestion during the work week and 40 acres would be left in open space.

Commissioner Koch pointed out that because the property was planned for the R-C district, it could only be developed with one house per five acres.

Frank Ojeda, Rock Hill Civic Association, 5280 Chandley Farm Circle, Centreville, spoke in opposition to the proposed development but acknowledged that the applicant had worked diligently to address the concerns of the surrounding communities. Mr. Ojeda said that the traffic study had not considered the impact of development in neighboring Loudoun County or the impact of eliminating one lane of eastbound traffic on Sundays. Mr. Ojeda said that allowing a building of this magnitude could set a dangerous precedent and was inappropriate. He requested that if the Commission recommended approval of the application, the development conditions be adopted with the exception of the ones previously referenced by Commissioner de la Fe concerning the use of the church by community groups and the park and ride facility.

John Connolly, 2002 North Leesburg Court, Sterling, spoke in support of the application and said the church had been willing to work with the community regarding traffic flow. He commented that residential development would have more of a negative impact on the community than a church. (A copy of his remarks is in the date file.)

James Lim, 3168 Colchester Brook Lane, Fairfax, a member of the KCPC and a member of the United States Marine Corps, spoke in favor of the application. He said the church had a great support to him and other servicemen during their recent tours in Iraq.

Peter C. Williams, Esquire, 510 King Street, Suite 416, Alexandria, representing Cub Run Memorial Gardens, an historic African American cemetery adjacent to the application property, said without the use of Naylor Road, the cemetery would be inaccessible. He explained a satisfactory outcome to this issue had been achieved with reasonable protection against incurring future costs stemming from the development. Mr. Williams added that support of the application by Cub Run Memorial Gardens subsumed the adoption of the proposed development conditions of December 28, 2005, as amended, and the adoption of the plat plans submitted December 21, 2005.

Mark McConn, 7408 Bull Run Drive, Centreville, representing the Sully District Council of Citizens Associations, expressed opposition to the application primarily because this area had been downzoned to the R-C District. He added that the Route 29 corridor was being overbuilt with non-residential uses and that the size of the proposed development was not in conformance with the surrounding area. He explained that the site was located in a sensitive environmental area; impacted by the 100 year floodplain; and rated high to moderate for radon. Mr. McConn pointed out that the proposal for two left turn lanes was unacceptable because it would realign the southern lanes of Route 29. He said that although his comments did not reflect his feelings about the church, the applicant had not always been forthcoming when it had met with civic

groups. For example, Mr. McConn said the applicant had refused to state whether future expansion was planned or describe the exterior building materials.

Commissioner Koch said that many problems mentioned by Mr. McConn had arisen prior to Ms. Strobel representing the applicant and since then, negotiations had improved. In response to a question from Commissioner Harsel, Mr. McConn said that Ms. Strobel had been very forthcoming. Responding to a question from Commissioner Hart, Mr. McConn stated that the Sully District Council had not taken a position on the park and ride facility.

Jeff Lohr, 5400 Lighting Drive, Haymarket, representing Bury + Partners – VA, Inc., said he had been retained by the applicant to provide surveying and engineering services for the project. He said great care had been taken to protect environmentally sensitive features such as wetlands and floodplains by locating the buildings and the parking outside of the sensitive areas. Mr. Lohr said that best management practices would be used with an enhanced extended stormwater detention facility which would be coordinated closely with the Urban Forester and DPWES. Mr. Lohr explained that the facility would meet all County requirements for adequate outfall of stormwater and exceed the requirements for open space, tree cover, and transitional screening for the R-C District. He added that the applicant had preserved Naylor Road as an historical feature as it provided access to the Cub Run Memorial Gardens.

In response to a request from Commissioner Alcorn, Mr. Lohr said he would determine how much of the site would be pervious surface and whether that included the overflow parking area.

Commissioner Byers pointed out that much of the open space was a cliff.

In response to a question from Commissioner Byers, Mr. Lohr said that the enhanced extended detention facility would adequately deal with the runoff from the parking facility and provide the required water quality. He added that the expense of pervious pavement would be an issue for the applicant.

Responding to a question from Commissioner Hart, Mr. Lohr said that the low impact development feature depicted on sheet 10 of 12 of the Special Exception Plat was the overflow parking area.

Mr. Lohr, in response to a question from Commissioner Koch, said that there were no cliffs in the open space. Commissioner Byers said that contours on the map depicted a drop of 68 feet which he considered a cliff.

In response to a question from Commissioner Wilson, Mr. Lohr said that a study would be prepared as part of the site plan process to identify the limits of the floodplain. He stated that there were no mapped Resource Protection Areas on the site and that the stream shown on the plan was not a perennial stream. Commissioner Wilson said she was concerned about the impervious surface area and asked Mr. Lohr to reconsider the plans for the parking lots.

Amado Fernandez, 4610 Star Flower Drive, Chantilly, said he was a principal with the Hughes Group Architects recently commissioned by the applicant to provide a building design in harmony with the site and its rolling topography. He said that the project was in the preliminary design phase and that the maximum building height would be 42 feet at the lowest end which would minimize the impact on surrounding areas and was below the 60 feet allowed in an R-C District. Mr. Fernandez said there would not be a steeple on the building and because the building would be lower than the tree line, it would not be visible from Route 29 when leaves were on the trees. He explained that it was the intent of the applicant to further minimize impact on surrounding properties by discreetly lighting the building and not lighting the playing field. Mr. Fernandez said the building would be constructed of quality material such as brick, precast concrete, or glass and would compliment the area.

Commissioner Hart said that construction materials should be specifically identified and Commissioner Wilson concurred.

Judith Heisinger, 7401 Bull Run Drive, Centreville, said that although she approved of both phases of the proposed construction she had concerns with the traffic impact and said the transportation report was fallacious because the study did not recognize all the current roadway constraints. She noted she was against the park and ride facility. Ms. Heisinger also expressed concern that the emergency egress/ingress location had not been specified on the plans. She added that the applicant should limit the clearing and grading by the historic Naylor Road area and commit to its preservation, protection, and maintenance. Ms. Heisinger complimented the applicant on meeting with the homeowners associations, neighbors, and land use committees.

Young Ho Chang, 13406 Trey Lane, Clifton, said he was a member of the church and had reviewed the traffic study and staff report as it pertained to transportation issues. He noted that the intersection at Lee Highway and Pleasant Valley Road would not operate at acceptable levels of service without the road improvements proposed by the church. Mr. Chang pointed out that the traffic study had been based on the square footage originally requested; on the assumption that the main sanctuary and the chapel would be used at the same time; that services of all churches located in the vicinity would start and end at the same time; and that all traffic would be going in the same direction. He explained that the square footage had been decreased and development conditions required that the time of services in the main sanctuary and in the chapel be staggered and also required the applicant to coordinate service times with other churches in the area. He said the current and future widening of I-66 would mitigate the traffic on Lee Highway.

Responding to a question from Commissioner Lawrence, Mr. Chang said that he was unsure of the percentage of the congregation who did not live in the area but perhaps carpooling could be promoted.

Peter W. Rim, 5966 Water Flow Court, Centreville, spoke in support of the application and said the church would be an asset to the community.

Won Sang Lee, 8433 Reflection Lane, Vienna, retired senior pastor of KCPC, said the church had originally filed an application to increase the size of the church at its Vienna location. He said although the Planning Commission recommended approval, due to considerable opposition to the expansion from area residents, the church began looking for a new location. He said the Centreville location would provide ample parking and staggered service times would mitigate the traffic impact.

Joe Fernandez, 6138 Redwood Square Center, Suite 203, Centreville, business owner in Centreville, expressed support for the application. He said Centreville had a large and growing Korean population which was a major contributor to the business economy of Fairfax County. Mr. Fernandez pointed out that a community without a church was not fulfilled and Centreville was an appropriate location for this church.

Reverend Lorenzo Vaughan, 15211 Compton Road, Centreville, expressed opposition to the application. He said that although he was President of the Mt. Olivet Civic Association and pastor of a local church, he had not received notification of the proposed development.

Commissioner Hall said she did not believe Reverend Vaughan had been deliberately left out of discussions about the church and suggested the applicant's representative contact him to address his concerns.

Commissioner Koch apologized to Pastor Vaughan and said perhaps the applicant had assumed he had been represented in the negotiations with the Cub Run Memorial Gardens. He added that Ms. Strobel had indicated that she would meet with the pastor to address his concerns.

Commissioner Wilson reminded Reverend Vaughan that if he still had issues after talking to the applicant, he could submit them in writing before the decision date.

Jennifer Aiello, representing Centreville Presbyterian Church, 15450 Lee Highway, Centreville, read a letter from Reverend J. Bromhead, Senior Pastor, to Reverend Ro in support of the proposed project. She said KCPC had met with their congregation over the past few years and had been very informative about their plans.

Chris Kim, 10623 Donovans Hill Drive, Fairfax Station, spoke in support of the application and said that the new location of the church and new service schedule would reduce the impact on traffic by allowing his family and others to carpool.

Marvin Powell, Chairman of the Centreville Community Foundation and Sully District member of the Small Business Commission, said the Foundation supported the application.

There were no further speakers; therefore, Chairman Murphy called upon Ms. Strobel for rebuttal remarks.

Ms. Strobel said that approximately 60 percent of the church membership lived in Fairfax County, and with the large Korean-American population in Centreville, much of the congregation would be from that area. Addressing issues raised about stormwater management, she said the pond would be 70,000 square feet, 400 feet long, with a width ranging from 100 to 200 feet, and a dam height of 12 feet. She apologized for not contacting Reverend Vaughan.

In response to questions from Commissioner Lawrence, Ms. Strobel said that although staff had concerns with the size and number of seats as it related to traffic impacts and the size of the building as it related to an R-C District, the applicant had mitigated the impacts, and that the size of the building and congregation needed to be put into perspective with the amount of property at the site. Ms. Strobel added that she anticipated cooperation from the local churches to coordinate service times. She further explained that through development conditions, the applicant had made a commitment to the community that the undisturbed open space would be put in a conservation easement, and that the area near Compton Road would be reforested. Commissioner Lawrence asked Ms. Strobel to reevaluate the size of the buffer around parcel 17 before a decision was made on the application.

In response to questions from Commissioner Wilson, George Clause, Bury + Partners – VA, Inc., said the one acre measurement on the preliminary pond design was the shallow marsh at the bottom of the pond; however, the two acre measurement on figure 3.07-2B included the entire dam embankment. He added that the low marsh area would have approximately one foot of water and the high marsh, still below the water surface, would have a half-foot of water.

Ms. Strobel, responding to questions from Commissioner Wilson, said that since all the parishioners from an earlier service did not necessarily leave before the next service started, additional parking was needed to accommodate the staggered departures; however she would revisit the parking issue and the timing of services during the deferral period.

At the request of Commissioner Hart, Ms. Strobel agreed to, during the deferral period, review and clarify the language in Development Condition Number 45 regarding the hiring of a police officer to direct traffic. Chairman Murphy suggested wording it so the applicant would not be held in violation should a police officer not be available. Ms. Strunk said staff's concern was that a police officer directing traffic would further degrade the use of Route 29.

Commissioner Hall stated her concern that staff might not be supporting the application due to the non-consolidation of parcel 17 which was beyond the control of the applicant.

Commissioner Byers said he had the following concerns about development conditions: in Development Condition Numbers 17 and 37 he questioned whether the County could impose service times and access to the facility; he noted that Development Condition Number 34 relating to escrow was open-ended; and Development Condition Number 38 regarding coordination of service times needed to be reworded to clarify the intent. Commissioner Byers asked Ms. Strobel to review these during the deferral period.

Commissioner Wilson asked Ms. Strobel to review Development Condition Number 16, as well, because that condition also required the applicant to provide use of their facilities to the public.

Responding to a question from Commissioner Harsel, Mr. Almquist said that the activities during the weekday had not been factored into the traffic study since the roads were not over capacity during non-peak periods.

Mr. Almquist, responding to a question from Commissioner Hart, said after reviewing the plan, he had no concerns regarding the gravel service drive or the interparcel access.

Chairman Murphy commended Pastor Ro and the audience for their professional conduct and tenacity and said that the congregation served the community well.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER FOR DECISION ONLY APPLICATION SE 2005-SU-007, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, UNTIL JANUARY 26, 2006.

Commissioners Byers and Hart seconded the motion which carried unanimously.

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The meeting was adjourned at 11:35 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Susan M. Donovan

Approved on: _____

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission